



Windmill Development Group
6 Booth Street (Albert Island)
Ottawa, Ontario, K1R 6K8

April 5th, 2020

Attn: Taryn Glancy, Project Manager – Infrastructure, Zibi

RE: Integrated Environmental Impact Statement, Tree Conservation Report & Wildlife Mitigation and Monitoring Plan - Zibi Development Phase 1 & 2 - Addendum #2

1.0 BACKGROUND AND PURPOSE

McKinley Environmental Solutions (MES) was previously retained by Windmill Development Group to prepare the *Integrated Environmental Impact Statement (EIS)*, *Tree Conservation Report (TCR)* & *Wildlife Mitigation and Monitoring Plan (WMMP)* (dated January 2018) to support the Zibi Phase 1 & 2 development. The Integrated EIS, TCR and WMMP (2018) provided a description of the Phase 1 & 2 Zibi development. In February 2019, Addendum #1 was issued in order to update the Integrated EIS, TCR, and WMMP. Addendum #1 was completed primarily to provide an updated description of the Phase 2 Site Plan. Since the time of the completion of the original report (January 2018), and the issuance of Addendum #1 (February 2019), additional details have been added with respect to the proposed development of Block 206 and Block 207 (which occur within the Zibi Phase 1 & 2 development). The purpose of this letter, which serves as Addendum #2 to the Integrated EIS, TCR and WMMP, is to provide an updated description of the Block 206 and Block 207 developments, in order to support the Block 206 and Block 207 Site Plan Application (SPA). This Addendum #2 letter is intended to be read in conjunction with the Integrated EIS, TCR, and WMMP (dated January 2018) and Addendum #1 (dated February 2019).

The Zibi project is a large scale sustainable community redevelopment of former industrial lands located on Chaudière Island, Albert Island, and along the Gatineau waterfront. The project includes lands within both Quebec and Ontario. The Ontario portion of the Zibi project is subject to an existing Master Plan Approval (MPA), which allows the development to occur over multiple phases. The MPA requires an adaptive approach to the evaluation and management of natural heritage features, due to the long term and multi-phase nature of the development. Each individual phase of the project is

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required to meet several conditions established by the MPA. The Integrated EIS, TCR and WMMP report was prepared to evaluate and meet the MPA conditions related to Phase 1 & 2 of the Zibi Development, including the requirement for an Individual Development Phase EIS and TCR (Condition 25) and the requirement for an updated Wildlife Mitigation and Monitoring Plan (WMMP) (Condition 19). The area addressed by the Integrated EIS, TCR, and WMMP (the Site) is shown below in Figure 1.



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FIGURE 1: SITE OVERVIEW

Zibi Phase 1 & 2 Development

Integrated Environmental Impact Statement, Tree Conservation Report & Wildlife Mitigation and Monitoring Plan – Addendum #2



— - Phase 1 & 2 Study Area

Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.

2.0 CURRENT CONDITIONS

A site visit was completed on April 4th, 2020 in order to provide an update of the conditions of the proposed Block 206 and Block 207 development areas. Weather conditions during the site visit included partly cloudy skies and 9 °C. Photographs from the April 4th, 2020 site visit are included below. The Block 206 and Block 207 development areas were observed to consist primarily of compacted gravel, crushed concrete, and stockpiles. Construction equipment, site trailers, and materials that are currently being utilized to construct buildings in the adjacent areas of the Zibi Phase 1 and 2 development were also present within Block 206 and Block 207. Demolition activities within the Block 206 and Block 207 development areas appeared to be substantially complete, with no derelict structures remaining. There were no vegetation features, trees, natural habitats, wildlife, or wildlife habitat features observed within the Block 206 and Block 207 development areas. As such, no new concerns with respect to natural heritage features were identified.



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Photograph 1: Looking southeast at Block 207 (April 4th, 2020).



Photograph 2: Looking southwest at Block 206 (April 4th, 2020).

3.0 BLOCK 206 AND BLOCK 207 SITE PLANS

The Site Plans for the Block 206 and Block 207 developments are included below. Block 206 will be developed to accommodate a twenty four (24) storey building with roof terraces at Level 3, Level 9, and Level 23. Block 207 will include a six (6) storey commercial building. The Zibi Phase 1 & 2 development, including Block 206 and Block 207, will receive municipal water and sewer services. Stormwater quality control will be provided by a new end-of-pipe oil and grit separator.



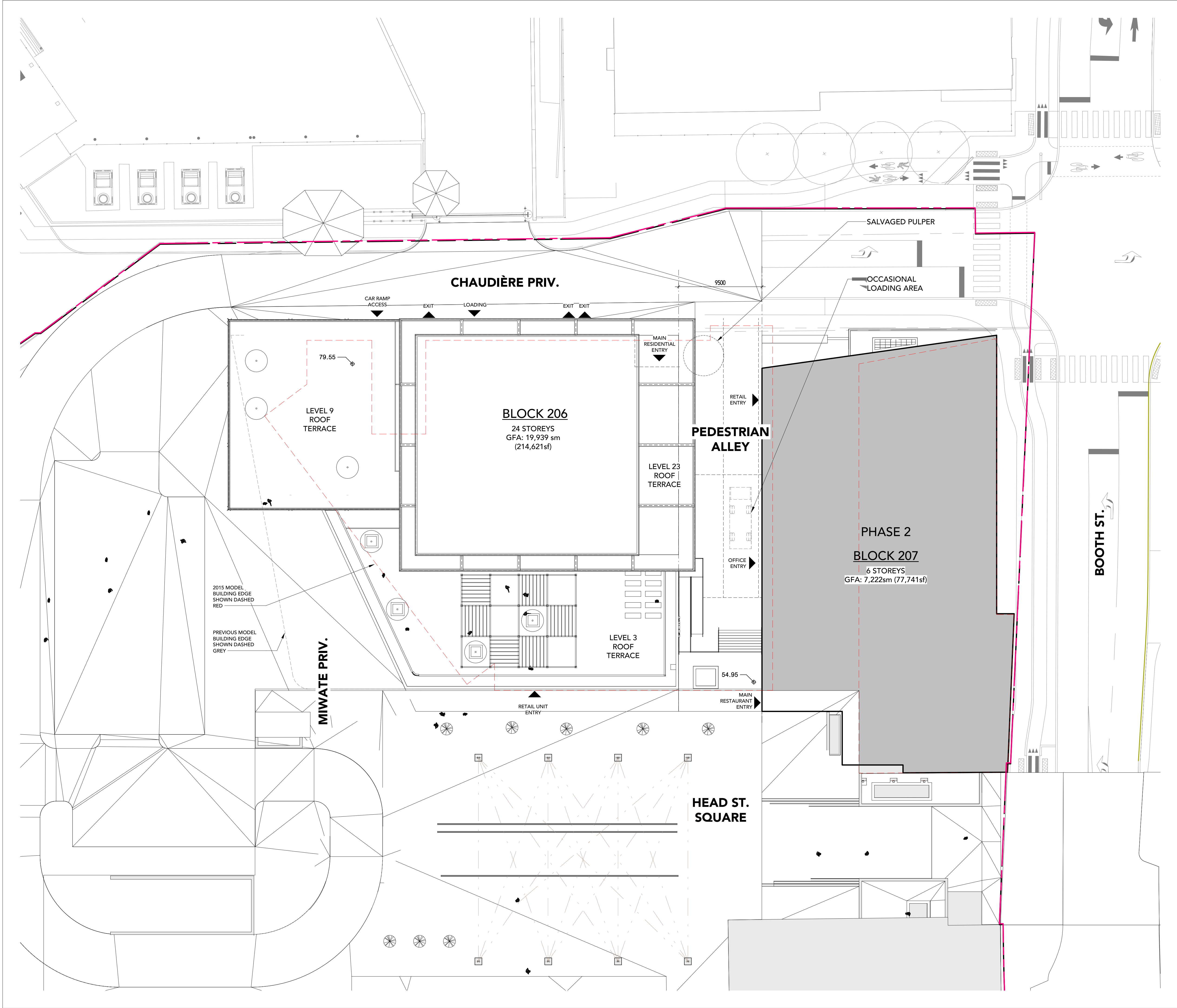
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CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND CONSULTANTS BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION PERTAINING TO THIS APPLICATION.

THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN OR GRAPHIC CLARIFICATION AS SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

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NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITIONS OR POLLUTIONS OF THIS SITE.

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ISSUE DATES AND DISTRIBUTION LOG

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APPROVED ☐ REFUSED ☐

THIS ____ DAY OF ____, 20__

DOUGLAS JAMES, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW CENTRAL
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



PROJECT
NORTH



TRUE
NORTH

SEAL

Project:
ZIBI ONTARIO BLOCK 206

ZIBI
BOOTH STREET CHAUDIERE ISLAND

OTTAWA ONTARIO

Drawing Title:
SITE PLAN

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| Drawn By: CM | Checked By: Checker | Project No: 15-122 |
| Date Plotted: 2020-02-27 12:51:39 PM | Scale: 1 : 200 | Drawing No.: |

A101

4.0 BUILDING 503 BARN SWALLOWS

Since completion of the Integrated EIS, TCR, and WMMP (dated January 2018), the only significant new natural heritage concern identified within the Zibi Phase 1 & 2 development area was the presence of a single Barn Swallow (threatened) nest within Building 503. The Barn Swallow nest was discovered within Building 503 in August 2019 during a pre-demolition Species at Risk (SAR) inspection. Following discovery of the Barn Swallow nest, an authorization under the Ontario Endangered Species Act (ESA) was required in order to allow the continued demolition of Building 503. The authorization was obtained in August 2019 by registering the activity with the Ontario Ministry of Environment, Conservation, and Parks (MECP) through the submission of the *Notice of Activity under the Endangered Species Act (2007): Barn Swallow – Activities in Built Structures that are Habitat*. The registration notice was received and confirmed by the MECP registry (Confirmation #M-102-2324228205). Following completion of the registration process, Building 503 was demolished. In order to provide habitat compensation for the removal of a building containing a Barn Swallow nest, an artificial Barn Swallow nesting structure was installed on Albert Island in March 2020. As required by the rules and regulations of the Ontario ESA, the artificial Barn Swallow nesting structure will be monitored and maintained for three (3) years. The results of the pre-demolition inspection and the actions undertaken to ensure compliance with the rules and regulations of the Ontario ESA are documented in greater detail in the report entitled: *Zibi Development – Pre-Demolition Species at Risk (SAR) Inspection & Mitigation and Monitoring Record for Altering a Structure (Habitat for Barn Swallow) – Building 503* (prepared by McKinley Environmental Solutions, dated September 2019). To date, all Ontario ESA regulatory requirements have been fulfilled with respect to the presence of Barn Swallows (threatened) within Building 503.

5.0 REPORT RECOMMENDATIONS AND CONCLUSIONS

Block 206 and Block 207 occur within portions of the Zibi Phase 1 & 2 Site that were previously identified for future development. The additional details provided in the Block 206 and Block 207 Site Plans do not substantially change the potential natural heritage impacts associated with the Zibi Phase 1 & 2 development. Therefore, the findings, recommendations, and conclusions included in the Integrated EIS, TCR, and WMMP (dated January 2018) are not significantly impacted by the additional details and/or changes proposed as part of the Block 206 and Block 207 Site Plan Applications.

As discussed in greater detail in the Integrated EIS, TCR, and WMMP, no additional requirements related to In-water Works (MPA Condition 23) and/or Species at Risk (MPA Condition 26) have been identified for Phase 1 & 2 of the Zibi Development. There is also no tree clearing required as part of Zibi Phase 1 & 2. The Integrated EIS, TCR and WMMP was intended to satisfy Condition 19, Condition 25, and Condition 28 of the MPA. Approval of the Integrated EIS, TCR, and WMMP was anticipated to fulfill all outstanding natural heritage related conditions of the MPA for Phase 1 & 2 of the Zibi development.

Pending that the regulatory, mitigation, and avoidance measures outlined in the Integrated EIS, TCR, and WMMP are implemented appropriately, the Zibi Phase 1 & 2 development, including the development of Block 206 and Block 207, is not anticipated to have a significant negative effect on the natural features and functions.

We trust that the above information is sufficient; should you have any questions or require further information, please do not hesitate to contact the undersigned, at your convenience.

Sincerely,



Dr. Andrew McKinley, EP, RP Bio.
Senior Biologist, McKinley Environmental Solutions



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